

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, August 12, 2014

NOTE: *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Planner II	X
Commissioner Dana Hennis	X	Trevor Kesner, Planning Technician	X
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 p.m.**

1. CONSENT AGENDA

- a. Planning and Zoning Commission Meeting Minutes for July 22, 2014
- b. **14-02-AN, 14-03-DA: Mark & Yvonne Kirkpatrick Annexation** – A request for annexation
-Findings of Fact and Conclusions of Law
- c. **14-04-AN: Ben Bernier Annexation** – A request for annexation
-Findings of Fact and Conclusions of Law
- d. **14-01-ZC: Ridley's Family Markets** – A rezone request for CJM, LLC
- Findings of Fact and Conclusions of Law

*Commissioner Gealy motioned to approve the consent agenda;
Commissioner Hennis seconds, all aye and motioned carried 5-0.*

2. NEW BUSINESS:

- a. **14-05-DRC - A Design Review request from Straightline Architecture**, (for Ultimate Heating & Air). This application seeks Design Review approval for a new 5,552 square foot office and small warehouse building, parking lot, landscaping and signage on an approx. 1.12 acre site in the Shortline Park No. 2 industrial subdivision.

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Troy Behunin: Commissioners, for the record, Troy Behunin, Kuna City Planner at 763 W. Avalon, Kuna, Idaho.

The Design Review package you have before you tonight, 14-05-DRC is a new commercial business request from Ultimate Heating & Air being represented by Straightline Architects and Lance Warnik with Aspen Engineers. This is a proposed new commercial building in the 'Best Bath' industrial area and is approximately 5600 square feet with office space and a small warehouse in the back. It will be a new building with landscaping and a parking lot. The applicant has fulfilled all of the requirements for the application and as a public meeting; it didn't require anything beyond notification on the agenda and on the website. Hopefully you've had a chance to review the package that was sent to you and brought your questions with you. If you have any, I would be happy to answer them now. The applicant is also here.

C/Young: Does anyone have any questions for Troy?

C/Gealy: I have one. It's not clear to me, and perhaps if you can't answer, maybe the applicant can. Because this is an area where we have light industrial close to residential, I wanted to know what kind of buffering and screening there is at the back of his lot; between this lot and the homes that are adjacent?

Troy Behunin: There actually is some landscaping that will be in the back there. In addition to that, there is also a pathway and a canal that separates the two properties.

C/Gealy: The reason why I had this question was that I noticed on the Landscape Plan: C2-1, the drawing shows a proposed dumpster located behind the building with no screening? Is that right?

Troy Behunin: That is the way it appears, yes.

C/Gealy: That's the only question that I had.

C/Young: Anything else?

Troy Behunin: Perhaps that is a question the applicant can answer.

C/Gealy: Thank you.

C/Young: Ok. Then, if the applicant would like to come forward? Please state your name and address for the record.

Scott Marshall: Scott Marshall with Straightline Architects. My address is 4521 South Cloverdale Road, Suite 102, Boise, Idaho. In regards to the dumpster in the back, they are going to be putting fencing back there eventually to fence in their back yard and it would be enclosed in that area eventually.

C/Gealy: Thank you.

Scott Marshall: That was easy.

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C/Young: Does anyone else have any questions for the applicant? Ok.

-Inaudible discussion between Commissioners-

C/Young: I think it's pretty straight-forward for an Industrial Zone.

C/Wierschem: So, did I hear him say that ...*-Inaudible discussion between C/Wierschem, C/Young and C/Hennis-*

C/Hennis: No, and the other thing is if it's going to be an enclosed, gated yard, how is the J&M sanitation going to get access to that?

C/Young: We can have him come back up. It appears we have another question for the applicant.

-With regard to the trash enclosure, the dumpster and the fencing: Is there no proposed fencing at this point?

Scott Marshall: There is not any proposed at this point, no. On the site plan, if you look at sheet C2-1, there is an area proposed as just a gravel parking lot...

C/Wierschem: Would you mind coming up and showing me? I'm sorry...

C/Gealy: Could you make the print any smaller?

laughter as applicant [Scott Marshall] approaches the Dias

C/Hennis: Actually, yes I have seen smaller.

laughter

C/Wierschem: So, this will be gravel? Ok, ok. I didn't see that. And so the fence, you are saying, would come...

-Inaudible discussion between C/Young, applicant and C/Wierschem-

C/Wierschem: ...and so you don't know what type of material or...?

C/Young: It's pretty cut and dry for an industrial zone.

C/Wierschem: Ok, thank you.

Applicant, Scott Marshall stepped down from the Dias and left the podium.

C/Wierschem: Did you have something to add?

C/Young: Please step forward, and state your name and address for the record.

Lance Warnick: For the record, my name is Lance Warnick with Aspen Engineers; my address is 45 W. Main, Ste. 'B', Kuna, Idaho. I'm here tonight as the civil engineer, working with the architect and the owner on this project. Again, to clarify, I think the original intention of the dumpster, its back behind the building. There are actually two (2) common

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lots that separate this property from the residential area to the south as Troy has indicated. One of the lots contains a pathway, it's fenced, so all those residential properties have fences, there is a pathway, there's a canal, and then our property starts... so things are pretty well buffered. The thought with the dumpster back there, it could be something that could just be set and they could essentially dump things off there and we didn't see a need to kind of 'decorate' up an enclosure for that at this point. So they just wanted to be able to locate a dumpster behind a building and I just wanted to clarify that.

C/Young: Ok. Has J&M Sanitation seen the plan, and are they ok with the slopes back there with that area? Are they able to pick-up?

Lance Warnick: Yeah, I kept the slopes, they're right around three percent (3%) which is no problem for them to get access and plenty of turn-around space so I think we're in good shape. Thank you.

C/Young: Ok.

C/Wierschem: So, is this the area that he's talking about?

C/Hennis: Yeah, as it is right now, it's being shown as being right around there. I mean, it is pretty much covered by everything except that there is nothing here now. Is there any... Does the City require these to be hidden at all in an industrial?

C/Young: I don't believe so, no.

C/Hennis: I don't think so either.

C/Wierschem: Troy, would you mind stepping up to address that?

Troy Behunin: Let me see if I heard you correctly: Does the City requirements state that a dumpster needs to be hidden?

C/Hennis and C/Young: In an industrial zone?

Troy Behunin: They do have to be hidden, even in the industrial zone. But the requirements are quite a bit more loose so not as strict. It doesn't have to be a brick wall or...

C/Hennis: It doesn't have to be enclosed, but has to be...

Troy Behunin: It has to be properly screened. That's all it says.

C/Wierschem: So you're saying like, even the fence around the property? Would that be considered screened?

Troy Behunin: No, directly around it.

C/Wierschem: Directly. Oh, I see. Ok.

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C/Gealy: So we could include a condition of approval that the applicant would work with you to develop an enclosure for the dumpster that would be appropriate?

Troy Behunin: Yeah, in the industrial area, they do have a little bit more latitude with chain-link slats and things like that.

C/Hennis: Ok.

All Commissioners thanked Troy Behunin and the applicant's representatives.

C/Hennis: Otherwise, I think the building looks good. It's a lot nicer than I thought it was going to be.

C/Gealy: Yeah, I think it looks great.

C/Wierschem: Looks really good.

C/Young: I'm happy that there is a growing business within the City's area of impact that is staying in the City as it grows. That's great. Ok.

C/Hennis: I have no further questions.

C/Young: Well, I don't have anything more, myself. Anyone? Ok, I'll stand for a motion.

*Commissioner Gealy motioned to approve 14-05-DR with an added condition of approval that **the applicant work with staff to develop a plan for an appropriate dumpster enclosure**;
Commissioner Hennis seconds, all aye and motioned carried 5-0.*

3. PUBLIC HEARING

a. None

4. DEPARTMENT REPORTS:

a. None

5. CHAIRMAN / COMMISSIONER DISCUSSION:


Commissioner Hennis and Commissioner Gealy explained that they will not be attending the next regularly scheduled Planning and Zoning Commission meeting (August 26th, 2014).

6. ADJOURNMENT:

*Commissioner Hennis motions to adjourn at **6:15 p.m.**; Commissioner Wierschem Seconds, all aye and motion carried 5-0.*

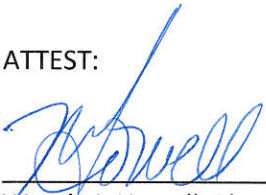
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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department